

EXHIBIT A

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LPA RX 851 WD

Rev. 06/09

Ver. Date 09/12/2016

PID 95549

**PARCEL 2-WD
ARTERIAL STREET REHABILITATION - POLARIS PARKWAY
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
CITY OF COLUMBUS, DELAWARE COUNTY, OHIO**

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Situated in the City of Columbus, County of Delaware, and State of Ohio, being in Farm Lots 18 & 19, Quarter Township 4, Township 3 North, Range 18 West of the United States Military District, and being a part of that 1.107 acre tract conveyed to NP Steak 'N Shake, LLC, an Ohio Limited Liability Company, by Official Record 526, Page 1341, all references being to the Delaware County Recorder's Office, Delaware County, Ohio, and being bounded and more particularly described as follows:

Being a parcel of land lying on the south side of the centerline of existing right-of-way of Polaris Parkway, as shown and delineated upon the centerline plat with the right-of-way plans designated as Arterial Street Rehabilitation – Polaris Parkway prepared for the City of Columbus, Department of Public Services, by Carpenter Marty Transportation Inc., as recorded in Official Record Volume 1450, Page 927 (made a part hereof by reference), and being more particularly described as follows:

Beginning, for reference, at a 1" iron pipe found with a yellow cap stamped "CIVIL ENGR ASSOC." at a point of tangency in said centerline, said pin being Station 169+55.73 in said centerline;

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Thence along said centerline with a curve to the right having a radius of 1,762.95 feet, a central angle of $29^{\circ} 26' 10''$, an arc length of 905.73 feet, a chord bearing South $60^{\circ} 53' 42''$ West, and a chord distance of 895.80 feet to the existing easterly limited access right-of-way line of Interstate 71, said point being Station 160+50.00 in said centerline;

Thence along said easterly line South $14^{\circ} 23' 16''$ East a distance of 70.00 feet to the existing southerly right-of-way line of said Polaris Parkway, also being one of the Grantor's northerly corners, said point being 70.00 feet right of Station 160+50.00 in said centerline, said point also being the TRUE POINT OF BEGINNING of the parcel herein conveyed;

Thence along said southerly line, also being the Grantor's northerly line, the following three courses:

- 1) With a curve to the left having a radius of 1832.95 feet, a central angle of $0^{\circ} 04' 44''$, an arc length of 2.52 feet, a chord bearing North $75^{\circ} 34' 25''$ East, and a chord distance of 2.52 feet to a point 70.00 feet right of Station 160+52.43 in said centerline;
- 2) With a curve to the right having a radius of 20.00 feet, a central angle of $88^{\circ} 27' 53''$, an arc length of 30.88 feet, a chord bearing South $60^{\circ} 12' 34''$ East, and a chord distance of 27.90 feet to a point 89.58 feet right of Station 160+71.44 in said centerline;
- 3) South $16^{\circ} 00' 43''$ East a distance of 9.92 feet to an iron pin set 99.50 feet right of Station 160+71.60 in said centerline;

Thence across said 1.107 acre tract along the proposed southerly right-of-way line of said Polaris Parkway South $74^{\circ} 00' 09''$ West a distance of 22.82 feet to an iron pin set in the existing easterly limited access right-of-way line of said Interstate 71, said pin being 100.00 feet right of Station 160+50.00 in said centerline;

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Thence along said easterly line, also being the Grantor's westerly line, North 14° 23' 16" West a distance of 30.00 feet to the TRUE POINT OF BEGINNING, containing 0.013 acres, of which the present road occupies 0.000 acres.

The above described tract is located in Auditor's Parcel Number 318-443-02-008-000.

Grantor claims title by Official Record 526, Page 1341, Delaware County Recorder's Office.

This description is based on a survey performed for the City of Columbus in June of 2015 by Carpenter Marty Transportation Inc. This description was prepared and reviewed on June 30, 2016 by Kevin P. Carpenter, Registered Surveyor Number 8124.

The bearings found herein are based on the Ohio State Plane Coordinate System, North Zone, NAD 83 (2011). Bearings shown hereon are based on true north observed by Carpenter Marty Transportation, using a Leica GNSS Viva CS15/GS15 receiver. Based on this the bearing of Interstate 71 is North 3° 32' 22" East.

Monuments referred to as iron pins set are 3/4" x 30" topped by a 2" diameter aluminum cap stamped "CITY OF COLUMBUS R/W, P.S. 8124". Right of way monuments called for as set herein shall be set upon completion of the acquisition process.